

22nd Annual
VENTURA COUNTY
HOUSING CONFERENCE

FORWARD
MOMENTUM 

WEDNESDAY, OCTOBER 18, 2023
7:30AM—12:30 PM

VCOE Conference Center, Camarillo

HOSTED BY



Building a community of possible.



U.S. Bank strives to make a positive impact in the community. That's why we support community events that bring us together for the greater good. When we work together, anything is possible.

U.S. Bank is proud to support Ventura County Housing Conference.



AGENDA

7:30	Check-in	Exhibit Hall & Breakfast
8:15	Opening	Welcome & Introductory remarks (Andrea Palmer, HOME Board since 2013)
8:35	Keynote	Randall Lewis, Lewis Group of Companies
9:15	Spotlight	Thousand Oaks Navigation Center (DignityMoves, Many Mansions, Hope the Mission, City of Thousand Oaks)
9:40	Breakout sessions	
		Housing, Cars & Transit (<i>Oxnard room</i>)
		E ² Energy and Environment (<i>Hueneme room</i>)
		Controlling Rent (<i>Ventura room</i>)
		Housing for Life Stages (<i>Main room</i>)
		The Cost to Build (<i>Camarillo room</i>)
10:40	Break	Exhibit Hall & Networking
11:15	Spotlight	Approval process: The Greens at Camarillo Springs (New Urban West Inc.)
11:35	Presentation	Carmen Ramirez Housing Advocacy Award
11:40	Panel	Housing Advocacy Panel
12:25	Closing	Next step, Evaluation
12:30	Adjourn	Exhibit Hall & Networking

THANK YOU FOR ATTENDING THE
2023 VENTURA COUNTY HOUSING CONFERENCE!

- Please complete the conference evaluation; your feedback is very important and helps plan future conference, forums and other programs.
- Save-the-date Saturday, December 2nd at the Ventura Beach Marriott for a year-end celebration with HOME, VCCA (Contractor's Association) and AIA members. It's going to be a lively good time!
- Help launch the new Construction Exploration & Training Collaborative! Check it out at www.vcHOME.org/CETC.
- Ideas for next year? We want to hear them. Get involved by contacting Karen at info@vchome.org.



A LEGACY OF GENEROSITY

At the Ventura County Community Foundation, **GIVING** is what we do. And, what we help others do.

Ventura County, your generosity is awe-inspiring. Since 1987, you've pooled your resources, contributing a staggering **\$250 MILLION+** to support our community. This collective support has made a world of difference, including...

- Opening doors to quality education for all
- Aiding families in rebuilding after wildfires and other disasters
- Assisting caregivers as they support their loved ones
- Safeguarding our precious environment
 - Advancing affordable housing
 - Championing animal welfare

And that's just the beginning!

Your contributions are the heartbeats of our community.



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At Bank of America, we are committed to improving financial lives. We focus on issues that fundamentally connect to economic mobility — like workforce training, affordable housing and addressing basic needs. By partnering with organizations that drive local solutions, we can help people build better lives and create strong, sustainable local communities.

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Photo: Rich Rendon

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CHATEAU \$7,500



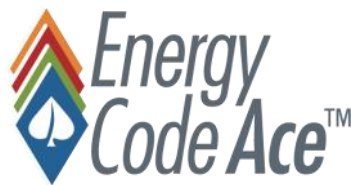
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Landscape Development, Inc..
Lewis Group of Companies
Matrix Construction
Peoples' Self Help Housing
Sespe Consulting
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Southwest Mountain States Regional Council of Carpenters
Tri-County Regional Energy Network (3C-REN)
Ventura County Contractor's Association

ADU \$250

House Farm Workers!
Housing Trust Fund Ventura County / Housing Land Trust Ventura County

KEYNOTE: RANDALL LEWIS

Lewis Management Corp. / Lewis Group of Companies

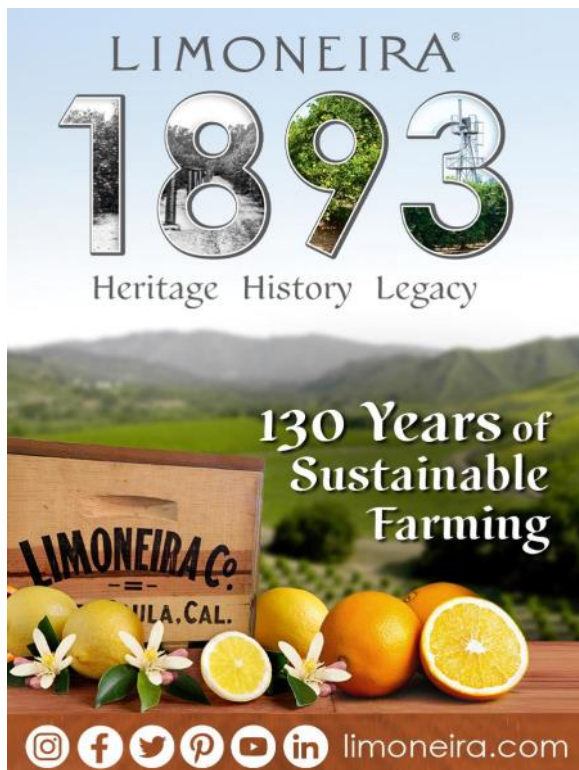
With over 50-years' experience in the real estate industry, Randall Lewis is Executive Vice President and a Principal of Lewis Management Corp., a member of the Lewis Group of Companies. Lewis Group is one of the nation's largest privately held real estate organizations focused on developing planned communities, multifamily projects and shopping centers throughout California and Nevada. The Lewis Group of Companies has built over 70,000 homes and apartments. They are the co-developers of Harvest at Limoneira, a master-planned community of 1,500 homes in Santa Paula.



Randall and the company devote considerable resources to enhancing the quality of life in communities where they do business. They are pioneers in programs promoting healthy communities, learning communities, and sustainable communities.

Randall is an active and philanthropic supporter of housing initiatives, health, education, and the arts. He sponsors the Randall Lewis Housing Initiative at UCLA, as well as the Randall Lewis Center for Sustainability in Real Estate at the Urban Land Institute. Randall is active with the Southern California Association of Governments, where he served over a decade on the Executive Committee of the Regional Council. He is currently sponsoring a course at Cal Poly Pomona on how to create healthy communities.

He serves on several executive boards, including the USC School Price School of Public Policy and the UCLA Luskin School of Public Affairs.



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PROJECT: THOUSAND OAKS NAVIGATION CENTER

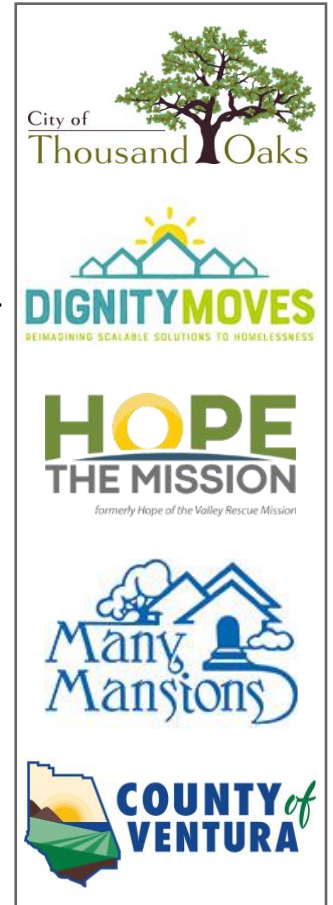
The proposed Navigation Center (1205 Lawrence Drive) will initially provide 30 modular, tiny-homes for persons experiencing homelessness with a potential expansion of up to 50 units. As interim supportive housing it will provide a low-barrier access to temporary housing, alongside intensive case management, helping individuals make the move from homelessness to a more permanent housing environment. The Center will be staffed 24/7 and feature a clinic, laundry and shower facilities, social areas, bike racks, and more. Mental and physical health services, food, and transportation will be provided for residents' success. Goal is to open by the second quarter of 2024.

DignityMoves works to end unsheltered homelessness in communities by building interim supportive housing as a rapid, cost-effective, and thus, scalable solution. For cost-effectiveness considerations, and to expedite the development process, the project will utilize durable and movable modular constructed units.

Many Mansions will serve as the Navigation Center's leaseholder and consultant, ensuring well-managed site and operations.

Hope the Mission (formerly Hope of the Valley Rescue Mission) will operate the site. They currently manage 21 emergency and interim housing sites in the greater Los Angeles area, with 2,300 beds.

In addition to fundraising by Many Mansions and Hope the Mission, the City of Thousand Oaks and County of Ventura will help financially support the project.



\$5.8 million

in competitive grant funding was awarded to The City of Thousand Oaks to support the development and operation of interim supportive housing



The City is grateful for the support from our partner agencies and the community, as we work together to create sustainable, effective solutions for those most in need.

[Learn more](#)

www.toaks.org/homelessness



Our Mission

Our mission is to provide quality, affordable rental housing in Southern California & services that encourage our residents to thrive.



PANEL: HOUSING, CARS & TRANSIT

Oxnard room

Discuss housing production with transportation and land-use integration, including parking, streets, bikeways, and mass transit. Discuss Transit Oriented Development (TOD) and tools to prioritize people over cars, link homes with business, and create “complete corridors.”



Amanda Fagan,
Ventura County
Transportation
Commission



Lyle Janicek,
Southern California
Association of
Governments



Dawn Dyer,
Dyer Sheehan
Group Inc.



Kathleen Mallory,
City of Oxnard



James Mason,
City of Santa Paula
(moderator)

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www.bloomberg.com/news/features/2023-07-31/how-a-car-free-community-in-phoenix-defeated-parking-minimums

VC Bikeways: www.goventura.org/getting-around/bike

StrongTowns: The Small Steps That Can Make a Big Impact on Your Transit System (11/2/2023 at 12pm CT)

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Ventura County
Transportation
Commission

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PANEL: E² ENERGY & ENVIRONMENT

Hueneme room

Discuss the impact all-electrification efforts have on housing and affordability. Understand these policies/codes and why they are deemed necessary; benefits, consequences, and ways to minimize any negative repercussions; leveraging resources; grid, technology, storage, and infrastructure readiness; and how to integrate into single- and multi-family homes with new and retrofit construction.



Dave Intner, AIA,
Southern
California Edison



Michelle Zimney,
In Balance Green
Consulting



Cash Upton,
Brighten Solar &
Central Coast Green
Building Council



Chuck Lech,
Conejo Simi Moorpark
Association of Realtors
(moderator)

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<https://pirg.org/edfund/resources/gas-stoves-a-hidden-health-risk-in-plain-sight/>
www.caranddriver.com/features/a44022888/electric-car-battery-recycling/
[Rebates & Tax Credits](#)
www.rewiringamerica.org/app/ira-calculator
www.sce.com/residential/rebates-savings/rebates
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PANEL: CONTROLLING RENT

Ventura room

Evaluate rent control policies through varying perspectives and diverse stakeholders, including review of State legislation, local ordinances, and current data. The discussion will address: What problem is rent control trying to solve? What are the intended and unintended consequences? Are there other solutions?



Dan Yukelson,
Apartment Association
of Greater Los Angeles



Barbara Macri-Ortiz,
Esq., Attorney-at-law



Albert Ramirez,
City of Oxnard



Brad Golden,
Fidelity National
Financial (moderator)

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www.strongtowns.org/journal/2017/11/2/winner-and-losers-from-rent-control

www.npr.org/transcripts/1077086398

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PANEL: THE COST TO BUILD

Camarillo room

This discussion will look into the costs to build housing (land, material, labor, process, finance), differences between Affordable and market-rate, and single-family and multi-family, approval process consequences, challenges and risks, and ways to reduce costs so as to encourage more housing at a lower price-point.



Pete McCarthy,
McCarthy Companies



Ken Trigueiro,
Peoples' Self-Help
Housing Corp.



Ken Melvin,
Pacific Consulting Group
(moderator)

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StrongTowns: Is This Development Worthwhile? Let's Do the Math (<https://academy.strongtowns.org/p/lm-2023-math>)

Terner Center: The Cost to Build New Housing Keeps Rising ... (<https://ternercenter.berkeley.edu/research-and-policy/cost-to-build-housing-legislation-2022/>)



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PANEL: HOUSING FOR LIFE STAGES

Main room

This panel will explore ways to address various housing needs to accommodate different life stages. Using local and national examples, panelists will discuss "missing middle", flexible design, financing, local policies, incentives and development barriers.



Tony Perez,
Opticos Design



Mark DiCecco,
DiCecco
Architecture Inc.



Alex Russell,
Homes and Hope



Andrea Palmer,
City of Oxnard
(moderator)

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Incremental Housing campaign: www.strongtowns.org/housing

www.marlenearchitect.com/post/the-incredible-expanding-and-shrinking-house

www.cnu.org/publicsquare/2023/06/12/vermont-adopts-historic-housing-reform



A New Way Home



"Before we owned our home we were living in a converted garage. We always knew that when the time came to move it would be to a home of our own. During the final inspection of our new home, I cut a lemon from a tree in the backyard, and I thought 'how is it that a simple lemon that you call your own can make such a difference?' Even if it's just a lemon, it's significant to my family because it comes from our own place." - Mayra Osegueta, VCCDC Homebuyer, Lompoc, CA

COMMUNITY IMPACT

- 3,208** families purchased, became mortgage ready, or preserved their homes
- 21,259** individuals obtained financial education and coaching to help them build a path towards a more stable financial future
- \$20M** in financing of first and second mortgages established through VCCDC
- \$11.9M** in down payment assistance awarded to low-to-moderate income families
- \$32.2M** invested in community revitalization through our real estate Acquisition & Rehab Program

WHO WE ARE

VCCDC is a 501(c)(3) non-profit organization with a mission to make homeownership possible for low-to-moderate income families throughout Ventura, Santa Barbara, Kern and Los Angeles Counties through free financial education and coaching, mortgage loans, and down payment assistance.

WHY IT MATTERS

A home is an asset that allows stability, fosters long-term thinking, and builds both financial equity and commitment to a neighborhood. Homeownership leads to helping families thrive, improve health, provide enhanced educational outcomes for their children, and begin building generational wealth.

PARTNER WITH US

Together, we can create brighter futures through homeownership and financial education, creating community resiliency and improving quality of life. With your investment we can assist a diverse community with a desire and need for building long-term assets and overall financial well-being for generations to come.

LEARN MORE

vccdc.org



www.vccdc.org | 805-273-7800 | ContactUs@vccdc.org | 2231 Sturgis Road, Suite A, Oxnard, CA

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We are more than a credit union – we're your partner for affordable housing in Ventura County. We work hand in hand with our community to raise awareness about housing issues and make homeownership dreams a reality. Together we can build a **HOME** of brighter futures full of dreams through affordable housing.

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PROCESS: THE GREENS AT CAMARILLO SPRINGS

The approval process can help or hinder housing supply and can make it more affordable or more costly. In some cities the approval process is predictable, short, straightforward with fair and reasonable application; in others, it is subjective, full of uncertainty and unexpected obstacles, hijacked by delays and unreasonable requirements, often killing projects with a thousand cuts. What is clear is that longer and more uncertain procedures increase the costs of development and thus home and rental prices.

Now in its seventh year since General Plan Amendment Referral approval, the proposed Greens at Camarillo Springs project is still under consideration after multiple impact studies, public meetings, revisions, modifications, delays, and reviews. Jonathan Frankel, lead for the development team, will discuss the approval process, application of standards, and impact on project costs (direct, indirect, including financing), housing prices, and future development. Having worked on both sides of the negotiating table (CA Senate, government association and transit groups, city of San Diego, and two private land use firms), Jonathan has earned a reputation for deftly navigating complex political dynamics. From his experiences, he will suggest ways the approval process can be improved.



Jonathan Frankel, J.D.,
Atlantis Group

The Greens at Camarillo Springs project consists of 248 attainably-priced homes for active 55+, complete renovation of a 1968 public golf course (from 18- to 12-hole), new restaurant, gathering and recreational spaces, \$13 million in improvements lifting all existing homes out of the federally designated flood zone, and improved roadways for emergency access.

You can help bring needed senior housing to Camarillo!

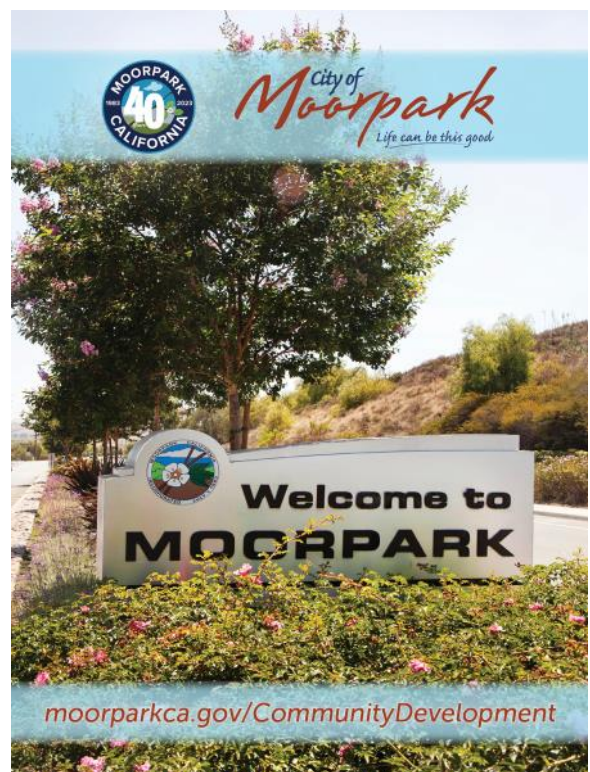


Share your support today!

Please use the QR code to stay engaged.

Learn more at camspringsseniorliving.com

Show your support on October 25th at 5pm at Camarillo City Hall.



PANEL: HOUSING ADVOCACY

Meet seven local housing advocates and the organizations they represent. Learn about their focus areas and methods, and how to support these efforts, collaborate for maximum effectiveness, and influence public opinion and decision-makers.



Gabrielle Vignones,
House Farm
Workers! (moderator)



Carl Morehouse,
VPHAN (Vulnerable
Populations Housing
Advocacy Network)



Lucas Zucker,
CAUSE (Central Coast
Alliance United for a
Sustainable Economy)



Jackson Piper,
Ventura County
YIMBY (Yes In My
Back Yard)



Maria Navarro,
Ventura County
Housing Coalition



Claudia Armann,
Homes for All



Rob Leatherwood,
Ventura County Coastal
Association of Realtors



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The County is committed to providing services to the community that ensure that all residents have access to safe, affordable housing and the opportunity to maintain a sustainable quality of life in Ventura County.



To learn more, visit
[www.ventura.org/county-executive-office/
community-development/](http://www.ventura.org/county-executive-office/community-development/)



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CARMEN RAMIREZ HOUSING ADVOCACY AWARD

Presented each year to an elected official, municipal staff, or resident who boldly and consistently advocates for housing opportunities in Ventura County.

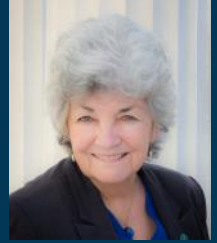


EXHIBIT HALL

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CBC Federal Credit Union
Coastal Housing Partnership
Construction Exploration & Training Collaborative
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Dignity Moves
Energy Code Ace, Edison International
Habitat for Humanity
House Farm Workers!
Housing Trust Fund/Housing Land Trust VC
Limoneira and Lewis Group of Companies
Many Mansions
Matrix Construction

McCarthy Companies
Mesa Ojai
Montecito Bank & Trust
New Urban West, Inc.
Peoples' Self Help Housing
RRM Design Group
Southern California Association of Governments
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ADDRESSING CRITICAL ISSUES

Efforts to address the region's acute housing shortage and affordability crisis are hampered by a critical shortage of skilled labor, delaying new development and increasing prices. Training programs to provide new skilled workers and opportunities for youth to explore these potential careers are severely limited in the region.

PROGRAM PILLARS

utilizing a collaborative, lifecycle approach to workforce development.



EXPLORE - Middle and high school students are encouraged to explore the built environment through construction camps, design/build programs, and hands-on experiences in collaboration with schools and youth organizations.



TRAIN - The 150-hr. NCCER CORE credential program is the first step for entry-level jobs, apprenticeship and further specialization. Students receive assistance with career discernment, mentoring, internships and job placement.



CONNECT - A custom mobile trailer will showcase construction components, new technology, and be equipped with tools and activities for exploration, training, and community engagement.



HELP BUILD THIS PROGRAM

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www.vcHOME.org/CETC



Camarillo/Somis
Pleasant Valley Lions Club
"The BIG RED ONE"



Keep the momentum moving forward



SHARE: Summaries of key-points and action items will be developed for each panel discussion and presentation., and posted on the HOME website (www.vcHOME.org) for pdf download along with any presentation slides. Please take this information, share it with others, and use it in your advocacy efforts.



ADVOCATE: Stand up, take action and let your voice be heard in favor of projects and policies that help housing become more affordable, expand housing stock diversity, empowers homeownership options, and creates thriving community. Connecting with the organizations on the advocacy panel is a great first step.



PARTICIPATE: HOME hosts forums throughout the year to discuss pertinent housing issues affecting the region, provide an in-depth examination of a topic, and encourage networking with professionals and community. Have a suggestion for a topic, speaker or venue ... let us know!



LEAD: HOME is always looking for individuals who want to share their talents to help carry out the mission and vision of HOME. Lead by joining the Board of Directors or one of the committees (Conference, Forums, Outreach, CETC). Support HOME by providing IT or marketing support, printing, tax preparation, venue or refreshments.



SURVEY: In order to assess the degree of disconnect between our housing supply and what we are currently building, and what residents actually need and want, HOME has partnered on a research project with CSUCI's Economics department. Students will help survey, analyze data and present results at the 2024 Ventura County Housing Conference. Help by sharing the link and encouraging all residents age 16+ to take this short housing survey.



Link available in Spanish at www.vcHOME.org

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Director: **Ken Melvin**, Pacific Consulting Group

Director: **Sylvia Muñoz Schnopp**, Ventura County Community Development Corp

STAFF

Executive Director, **Karen Fraser**

SANDY SMITH

This year we said farewell to a good friend of HOME, housing and the Ventura County community. Sandy was superbly generous of his time, wisdom and talents. As a leader at VCEDA, Sandy helped start the VC Housing Conference, encouraged the formation of HOME, and later served as a Board Director from 2009-2015 and thereafter on the Conference Committee until health issues in 2020. We are forever grateful. Rest in peace for a life well lived.



MISSION: To promote a diversity of housing opportunities which are essential for a healthy and sustainable quality of life in Ventura County.

VISION: A community where everyone has the opportunity for a healthy and secure home.